

**Dakota Ridge West HOA  
ANNUAL MEETING  
November 27, 2023**

**MINUTES**

---

Present: Stephen Clark, John Hinkelman, Don Summerfield, Rob Wood and Sally Johnston & Steve Tilson, plus nine proxies. A quorum is present.  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:04 pm.

Approve Minutes of 2022 Annual Meeting:

John moved to approve the minutes of the 2022 Annual Meeting. Stephen seconded the motion, which passed unanimously.

President's Report:

John reported that there have been a few maintenance issues this year but no major projects.

GreenSpace completed a few minor irrigation repairs and a few hanging tree branches in the Dakota island were removed. The trees on the island are mostly City trees and the forestry department has them on their list for future trimming. The HOA has been regularly treating the City ash trees for EAB.

Treasurer's Report:

Helen reported that at the end of October 2022 there are total assets of \$20,958.32. All homeowners are current on paying their dues. Income and expenses are in line with the 2023 Budget

2023 Budget:

Expenses for 2024 are projected to be similar in 2024 as this year, so there will be no dues increase. Annual dues for 2024 will remain at \$245.00.

Election of Officers:

Sally moved to elect Rob to the board. Don seconded the motion, which passed unanimously.

Homeowners' Concerns:

Concerns regarding overgrown vegetation can be reported to City code enforcement.

Street strip trees may be City trees but homeowners are generally responsible for maintaining the street strip in front of their homes. Owners can check for City trees online by searching for Boulder Tree Map.

The HOA is required to allow owners to install xeriscape landscaping even if it goes against landscaping requirements in the covenants. Sally mentioned that the covenants are outdated in regard to landscaping requirements. The board will look

into rewriting these. New Colorado regulations require HOAs to offer owners pre-approved designs for water-wise gardens. The requirements for fencing may also be updated to better reflect current fire safety concerns regarding fence materials and locations. When communicating with owners around these issues we will offer the HOA as a partner rather than an enforcement body.

Spring Board Meeting:

The board set a meeting date of April 10, 2024.

The meeting adjourned at 6:32 pm